



uscombe Maye



Luscombe Maye

Since 1873

Hazlewood, Nr Loddiswell, Kingsbridge, TQ7 4DZ

Guide Price £595,000

 3  1  2



## DESCRIPTION

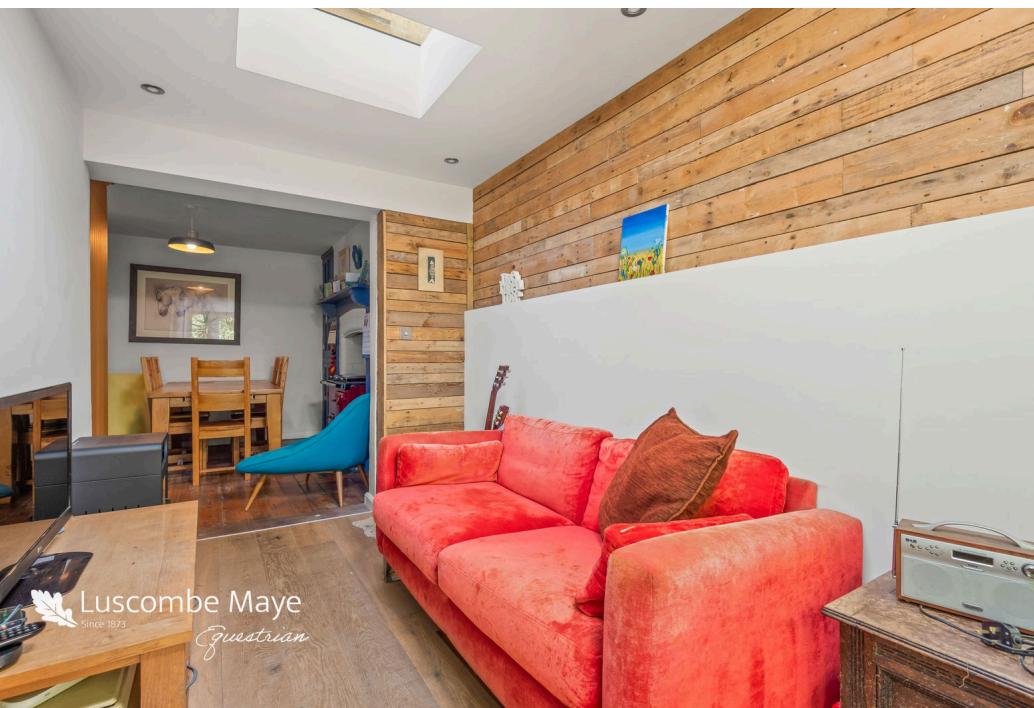
Toad Hall offers a unique chance to purchase a three-bedroom semi-detached family home, nestled in a stunning valley and boasting desirable equestrian facilities, set within approximately 2.69 acres. The property offers potential to extend subject to planning permission.

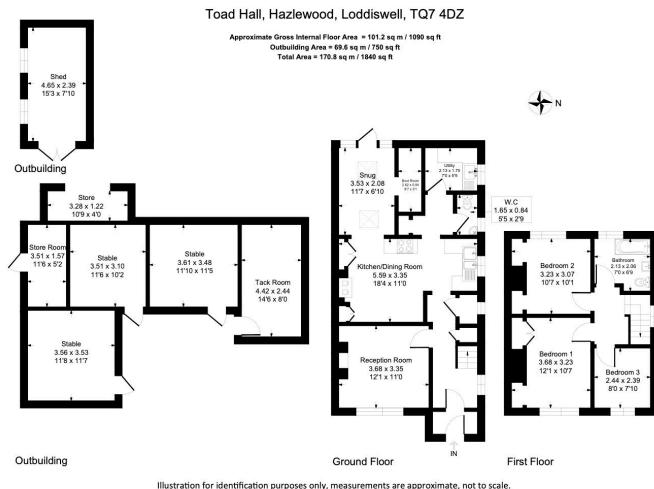
## ACCOMMODATION

Accessed from the lane, a pillared entrance leads to a shared driveway, culminating in a five-bar gate that opens to a private driveway, parking and turning area at the front of the house, complemented by a charming garden on one side. Stone steps lead up to the cottage, where a stable door opens to an entrance porch leading through to the hall. The cosy living room overlooks the garden, with a wood-burning stove set against a brick surround with a timber mantle and slate hearth, creating a charming focal point to the room. To the rear of the house lies a spacious kitchen/dining room, fitted with a range of base and wall units with integrated appliances to include electric oven and hob and a dishwasher. The dining area benefits from an oil-fired Rayburn for cooking and hot water. A door connects to a separate utility room and cloakroom with WC. An extension from the dining area adds extra seating space, a large cupboard for coats and boots and a door to the back garden. The first floor offers three bedrooms, two with splendid countryside views and a newly fitted family bathroom.

## OUTSIDE

To the front of the cottage, beyond the parking area lies a delightful lawned garden with a pond and a paved seating area, ideal for alfresco dining and to enjoy the peace and quiet of the countryside. From the parking area, a gate opens to an area of hardstanding suitable for additional vehicle parking, including trailers or a 3.5-ton horsebox. Adjacent is a timber stable block with three loose boxes and a tack/feed room, all with power and lighting. The property is securely fenced, combining post and rail, mature hedges and traditional Devon bank boundaries reinforced with post and wire stock fencing. Additionally, there is potential to install a 20m x 40m ménage, subject to any necessary planning consents being obtained.





- Excellent equestrian property
- Cottage with potential to extend (STP)
- Superb local hacking
- Rural, yet accessible location
- 3 Stables and tack room
- Space for 20m x 40m ménage (STP)
- Parking for trailer/horsebox
- Set within approximately 2.69 acres
- No onward chain



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.